

2012 Hendricks County Property Tax Report with Comparison to 2011

Legislative Services Agency

August 2012



This report describes property tax changes in Hendricks County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Hendricks County the average tax bill for all taxpayers increased 1.2%. This tax bill rise was mainly the result of a 1.9% increase in the tax levy of all local government units and a certified net assessed value increase of 0.5%. Agricultural, homestead, and other residential assessments increased, while business real and personal assessments decreased. The drop in business assessments may have been a legacy of the recession. The levy increase exceeded assessed value growth, so the average tax rate rose. Tax cap credits as a percent of the levy increased by 1.1% in Hendricks County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.2%	\$179,981,956	\$6,917,969,818	11.0%
Change		1.9%	0.5%	1.1%
2011	2.2%	\$176,571,106	\$6,883,230,188	9.9%

Homestead Property Taxes

Homestead property taxes increased 0.9% on average in Hendricks County in 2012. Tax rates in more than half Hendricks County tax districts increased. The county average tax rate increased by 1.4%. More homesteads reached their tax caps, which reduced the average tax increase. The percentage of Hendricks County homesteads at their tax caps rose from 55.4% in 2011 to 60.6% in 2012. Hendricks County's local homestead credit increased slightly in 2012, which also reduced the average increase in homestead tax bills.

Net Tax Bill Changes - All Property Types

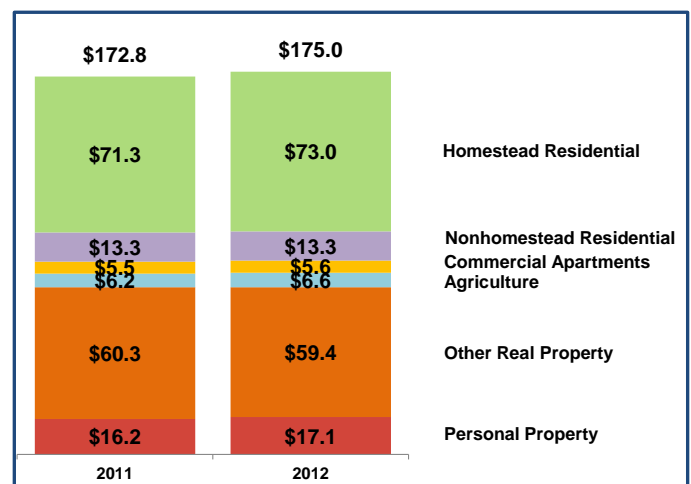
Most of Hendricks County's 2012 net property taxes were paid by homeowners and owners of business real property (land and buildings). Net tax bills for all taxpayers increased 1.2% in Hendricks County in 2012. Net taxes were slightly lower on nonhomestead residential property (mostly rentals and second homes) and business real property. Net taxes were higher on other property categories

Comparable Homestead Property Tax Changes in Hendricks County

	2011 to 2012	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	17,137	40.1%
No Change	11,855	27.8%
Lower Tax Bill	13,709	32.1%
Average Change in Tax Bill	0.9%	
Detailed Change in Tax Bill		
20% or More	1,276	3.0%
10% to 19%	3,493	8.2%
1% to 9%	12,368	29.0%
0%	11,855	27.8%
-1% to -9%	12,768	29.9%
-10% to -19%	612	1.4%
-20% or More	329	0.8%
Total	42,701	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)



Tax Rates, Levies, and Assessed Values

Property tax rates increased in a majority of Hendricks County tax districts. The average tax rate rose by 1.4%, because a small levy increase exceeded an even smaller increase in net assessed value.

Levies in Hendricks County increased by 1.9%. The largest levy increase was in Washington Township, mainly due to increases in the emergency fire loan, cumulative fire, and park bond funds. The county government's levy also increased, due to a rise in the cumulative bridge fund and bond and lease fund levies. Avon Community School Corporation experienced large decreases in its debt service, capital projects, and bus replacement funds.

Hendricks County's total net assessed value increased 0.5% in 2012. Agricultural net assessments rose 9.2%. The large increase in agricultural assessed value was due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Combined nonagricultural net assessments were almost unchanged, as increases in homestead and other residential net assessments were offset by a decrease in business real and personal property net assessments. The decline in business assessments may have been a lingering effect of the Great Recession.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$7,516,582,224	\$7,607,792,154	1.2%	\$3,553,185,536	\$3,603,188,775	1.4%
Other Residential	850,237,119	873,821,881	2.8%	843,255,461	866,232,456	2.7%
Ag Business/Land	327,406,107	358,446,742	9.5%	326,846,937	356,910,621	9.2%
Business Real/Personal	3,753,263,223	3,566,516,255	-5.0%	2,963,424,867	2,895,997,302	-2.3%
Total	\$12,447,488,673	\$12,406,577,032	-0.3%	\$7,686,712,801	\$7,722,329,154	0.5%

Net AV equals Gross AV less deductions and exemptions · Tax rates are calculated on Net AV · Circuit breaker tax caps are calculated on Gross AV

Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Hendricks County were almost \$22 million, or 11.0% of the levy. This was more than the state average percentage of the levy of 9.2% and much more than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Hendricks County's tax rates were higher than the state average.

About two-thirds of the total tax cap credits were in the 1% homestead category; most of the rest were in the 2% nonhomestead/farmland category. The largest percentage losses were in the towns of Jamestown, Brownsburg, North Salem, and Pittsboro, where district tax rates were near or above \$3 per \$100 assessed value. The largest dollar losses were in the Avon and Brownsburg schools, the town of Brownsburg, and the county unit.

Tax Cap Credits by Category

Tax cap credits increased in Hendricks County in 2012 by \$2.4 million, or 12.7%. The percentage of the levy lost to credits rose by 1.1%. There were no major changes in state policy to affect tax cap credits in 2012. Hendricks County credits increased mainly because a majority of district tax rates increased, particularly in some districts where rates were already high.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$12,842,019	\$14,167,177	\$1,325,158	10.3%
2%	5,695,961	6,481,012	785,050	13.8%
3%	887,182	1,243,496	356,314	40.2%
Elderly	54,643	59,083	4,439	8.1%
Total	\$19,479,806	\$21,950,768	\$2,470,962	12.7%
% of Levy	9.9%	11.0%		1.1%

Hendricks County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2008	2009	2010	2011	2012	2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
<i>County Total</i>	<i>199,190,300</i>	<i>154,771,645</i>	<i>165,061,810</i>	<i>176,571,106</i>	<i>179,981,956</i>	-22.3%	6.6%	7.0%	1.9%
State Unit	192,670	0	0	0	0	-100.0%			
Hendricks County	20,198,226	19,997,665	20,850,477	22,136,468	23,154,446	-1.0%	4.3%	6.2%	4.6%
Brown Township	163,023	217,694	199,026	172,536	191,213	33.5%	-8.6%	-13.3%	10.8%
Center Township	480,732	749,538	481,874	467,314	675,087	55.9%	-35.7%	-3.0%	44.5%
Clay Township	56,388	58,285	60,322	60,973	63,472	3.4%	3.5%	1.1%	4.1%
Eel River Township	73,237	74,246	76,933	77,463	76,826	1.4%	3.6%	0.7%	-0.8%
Franklin Township	51,273	51,086	54,148	54,026	55,390	-0.4%	6.0%	-0.2%	2.5%
Guilford Township	749,067	464,504	479,991	453,104	506,179	-38.0%	3.3%	-5.6%	11.7%
Liberty Township	171,852	176,802	184,005	186,383	193,487	2.9%	4.1%	1.3%	3.8%
Lincoln Township	236,721	263,571	219,404	200,971	205,731	11.3%	-16.8%	-8.4%	2.4%
Marion Township	38,066	39,012	40,682	41,168	42,759	2.5%	4.3%	1.2%	3.9%
Middle Township	962,481	960,689	930,868	1,170,219	1,117,923	-0.2%	-3.1%	25.7%	-4.5%
Union Township	54,630	53,264	55,903	56,208	57,656	-2.5%	5.0%	0.5%	2.6%
Washington Township	5,590,596	5,990,296	6,610,771	6,229,284	8,025,391	7.1%	10.4%	-5.8%	28.8%
Brownsburg Civil Town	10,784,734	11,463,065	10,731,533	12,510,395	13,194,653	6.3%	-6.4%	16.6%	5.5%
Plainfield Civil Town	10,265,286	13,888,740	13,458,210	14,401,244	15,179,024	35.3%	-3.1%	7.0%	5.4%
Jamestown Civil Town	3,438	4,837	3,228	3,909	4,044	40.7%	-33.3%	21.1%	3.5%
Amo Civil Town	50,405	52,391	55,249	56,047	58,220	3.9%	5.5%	1.4%	3.9%
Clayton Civil Town	107,762	110,058	116,319	118,055	122,658	2.1%	5.7%	1.5%	3.9%
Coatsville Civil Town	84,751	86,684	91,354	92,789	96,237	2.3%	5.4%	1.6%	3.7%
Danville Civil Town	2,071,940	2,069,165	2,254,537	2,199,480	2,212,856	-0.1%	9.0%	-2.4%	0.6%
Lizton Civil Town	88,995	91,392	95,048	97,856	101,775	2.7%	4.0%	3.0%	4.0%
North Salem Civil Town	104,984	107,969	114,318	114,709	120,721	2.8%	5.9%	0.3%	5.2%
Pittsboro Civil Town	465,470	476,722	501,679	508,589	511,488	2.4%	5.2%	1.4%	0.6%
Stilesville Civil Town	29,232	31,434	34,089	34,384	35,338	7.5%	8.4%	0.9%	2.8%
Avon Civil Town	2,629,068	2,481,255	2,908,813	2,914,817	3,001,469	-5.6%	17.2%	0.2%	3.0%
Northwest Hendricks School Corp	8,895,037	7,219,102	7,822,384	8,502,828	9,168,371	-18.8%	8.4%	8.7%	7.8%
Brownsburg Community School Corp	38,812,745	24,375,156	27,115,618	27,991,150	28,172,618	-37.2%	11.2%	3.2%	0.6%
Avon Community School Corp	45,299,455	31,712,369	34,611,050	40,358,037	37,426,161	-30.0%	9.1%	16.6%	-7.3%
Danville Community School Corp	12,915,312	7,878,743	8,393,230	8,528,352	8,619,384	-39.0%	6.5%	1.6%	1.1%
Plainfield Community School Corp	25,508,780	15,036,206	17,375,686	17,436,479	17,958,972	-41.1%	15.6%	0.3%	3.0%
Mill Creek Community School Corp	7,036,039	3,930,471	4,006,322	4,455,343	4,311,514	-44.1%	1.9%	11.2%	-3.2%
Washington Township Public Library	1,208,872	1,221,461	1,295,589	1,140,779	1,395,287	1.0%	6.1%	-11.9%	22.3%
Brownsburg Public Library	1,168,284	993,815	1,262,536	1,174,868	1,234,513	-14.9%	27.0%	-6.9%	5.1%
Clayton Public Library	159,058	157,871	161,159	170,417	166,869	-0.7%	2.1%	5.7%	-2.1%
Coatesville-Clay Township Public Library	154,690	158,069	160,299	162,995	161,884	2.2%	1.4%	1.7%	-0.7%
Danville Public Library	548,070	514,848	587,186	609,197	626,641	-6.1%	14.1%	3.7%	2.9%
Plainfield - Guilford Twp Public Library	1,593,396	1,613,170	1,661,970	1,682,270	1,735,699	1.2%	3.0%	1.2%	3.2%
Hendricks County Solid Waste District	0	0	0	0	0				
Hendricks County Redevelopment	0	0	0	0	0				
Brownsburg Redevelopment Commission	0	0	0	0	0				
Plainfield Redevelopment Commission	0	0	0	0	0				
Danville Redevelopment Commission	32,099	0	0	0	0	-100.0%			
Avon Redevelopment Commission	153,436	0	0	0	0	-100.0%			

Hendricks County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	LOIT PTRC	Credit Rates					Rate, Homesteads
				COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
32001	Brown Township	2.4352	--	--	--	--	5.2616%	--	2.3071
32002	Center Township	2.1278	--	--	--	--	5.2616%	--	2.0158
32003	Danville Town	2.4531	--	--	--	--	5.2616%	--	2.3240
32007	Eel River Township	2.2366	--	--	--	--	5.2616%	--	2.1189
32008	North Salem Town	3.2514	--	--	--	--	5.2616%	--	3.0803
32009	Franklin Township	1.3558	--	--	--	--	5.2616%	--	1.2845
32010	Stilesville Town	1.7987	--	--	--	--	5.2616%	--	1.7041
32011	Guilford Township	1.8838	--	--	--	--	5.2616%	--	1.7847
32012	Plainfield Town	2.5442	--	--	--	--	5.2616%	--	2.4103
32013	Liberty Township	1.4149	--	--	--	--	5.2616%	--	1.3405
32014	Clayton Town	1.8970	--	--	--	--	5.2616%	--	1.7972
32015	Lincoln Township	2.4236	--	--	--	--	5.2616%	--	2.2961
32016	Brownsburg Town	3.2066	--	--	--	--	5.2616%	--	3.0379
32017	Marion Township	1.7143	--	--	--	--	5.2616%	--	1.6241
32018	Middle Township	2.5407	--	--	--	--	5.2616%	--	2.4070
32019	Pittsboro Town	2.9286	--	--	--	--	5.2616%	--	2.7745
32020	Union Township	2.2257	--	--	--	--	5.2616%	--	2.1086
32021	Lizton Town	2.9943	--	--	--	--	5.2616%	--	2.8368
32022	Washington Township	2.7009	--	--	--	--	5.2616%	--	2.5588
32023	Clay Township	1.5261	--	--	--	--	5.2616%	--	1.4458
32024	Amo Town	2.2647	--	--	--	--	5.2616%	--	2.1455
32025	Coatsville Town	2.1622	--	--	--	--	5.2616%	--	2.0484
32026	Brownsburg - Brown Twp	3.2010	--	--	--	--	5.2616%	--	3.0326
32027	Plainfield - Washington Twp	3.2874	--	--	--	--	5.2616%	--	3.1144
32028	Brownsburg - Middle Twp	3.3142	--	--	--	--	5.2616%	--	3.1398
32029	Plainfield - Liberty Twp	2.3069	--	--	--	--	5.2616%	--	2.1855
32030	Eel River - Jamestown	2.6519	--	--	--	--	5.2616%	--	2.5124
32031	Avon	3.0738	--	--	--	--	5.2616%	--	2.9121
32032	Pittsboro - Brown Twp	2.8154	--	--	--	--	5.2616%	--	2.6673
32033	Danville - Washington Twp	2.9970	--	--	--	--	5.2616%	--	2.8393

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Hendricks County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	14,167,058	6,198,565	969,997	59,083	21,394,702	179,981,956	11.9%
<i>TIF Total</i>	120	282,447	273,499	0	556,066	19,336,336	2.9%
<i>County Total</i>	14,167,177	6,481,012	1,243,496	59,083	21,950,768	199,318,292	11.0%
Hendricks County	1,662,497	741,617	102,146	7,500	2,513,760	23,154,446	10.9%
Brown Township	21,374	3,657	40	16	25,088	191,213	13.1%
Center Township	12,740	9,802	0	94	22,636	675,087	3.4%
Clay Township	8	60	0	1	70	63,472	0.1%
Eel River Township	1,353	3,653	84	20	5,110	76,826	6.7%
Franklin Township	0	0	0	28	28	55,390	0.1%
Guilford Township	12,372	10,408	0	217	22,997	506,179	4.5%
Liberty Township	79	53	0	53	184	193,487	0.1%
Lincoln Township	12,971	8,151	954	74	22,150	205,731	10.8%
Marion Township	1	0	0	0	1	42,759	0.0%
Middle Township	110,082	52,532	15	432	163,062	1,117,923	14.6%
Union Township	1,315	2,295	0	36	3,646	57,656	6.3%
Washington Township	875,281	299,278	42,847	1,929	1,219,337	8,025,391	15.2%
Brownsburg Civil Town	1,658,232	639,452	191,832	5,374	2,494,890	13,194,653	18.9%
Plainfield Civil Town	550,420	390,380	40,497	6,448	987,746	15,179,024	6.5%
Jamestown Civil Town	653	187	0	0	841	4,044	20.8%
Amo Civil Town	8	2,288	0	20	2,315	58,220	4.0%
Clayton Civil Town	0	0	0	156	156	122,658	0.1%
Coatsville Civil Town	475	1,516	0	7	1,998	96,237	2.1%
Danville Civil Town	86,363	99,551	0	1,027	186,941	2,212,856	8.4%
Lizton Civil Town	5,159	10,055	0	176	15,389	101,775	15.1%
North Salem Civil Town	6,434	10,955	3,107	59	20,554	120,721	17.0%
Pittsboro Civil Town	59,928	25,929	0	130	85,987	511,488	16.8%
Stilesville Civil Town	0	0	0	17	17	35,338	0.0%
Avon Civil Town	276,430	100,767	34,512	372	412,081	3,001,469	13.7%
Northwest Hendricks School Corp	697,859	423,056	9,320	3,708	1,133,942	9,168,371	12.4%
Brownsburg Community School Corp	2,998,046	1,156,797	270,526	9,549	4,434,919	28,172,618	15.7%
Avon Community School Corp	4,102,604	1,428,946	252,836	8,440	5,792,827	37,426,161	15.5%
Danville Community School Corp	224,714	239,375	0	2,445	466,534	8,619,384	5.4%
Plainfield Community School Corp	438,954	369,267	0	7,710	815,930	17,958,972	4.5%
Mill Creek Community School Corp	3,944	6,936	0	1,289	12,169	4,311,514	0.3%
Washington Township Public Library	152,949	53,273	9,426	315	215,963	1,395,287	15.5%
Brownsburg Public Library	131,373	50,690	11,854	418	194,336	1,234,513	15.7%
Clayton Public Library	207	139	0	55	402	166,869	0.2%
Coatesville-Clay Township Public Library	114	829	0	7	950	161,884	0.6%
Danville Public Library	19,693	20,981	0	214	40,888	626,641	6.5%
Plainfield - Guilford Twp Public Library	42,424	35,689	0	745	78,858	1,735,699	4.5%
Hendricks County Solid Waste District	0	0	0	0	0	0	
Brownsburg Fire Territory	0	0	0	0	0	0	
Hendricks County Redevelopment	0	0	0	0	0	0	
Brownsburg Redevelopment Commission	0	0	0	0	0	0	
Plainfield Redevelopment Commission	0	0	0	0	0	0	
Danville Redevelopment Commission	0	0	0	0	0	0	
Avon Redevelopment Commission	0	0	0	0	0	0	

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	14,167,058	6,198,565	969,997	59,083	21,394,702	179,981,956	11.9%
<i>TIF Total</i>	120	282,447	273,499	0	556,066	19,336,336	2.9%
<i>County Total</i>	14,167,177	6,481,012	1,243,496	59,083	21,950,768	199,318,292	11.0%
TIF - Danville TIF	0	0	0	0	0	0	
TIF - Guilford Heartland TIF	0	0	0	0	0	1,421,433	0.0%
TIF - Plainfield- I70 TIF	0	0	0	0	0	1,697,496	0.0%
TIF - Plainfield- All Points TIF	0	0	0	0	0	13,864	0.0%
TIF - Plainfield- US 40 TIF	0	127,536	0	0	127,536	4,490,552	2.8%
TIF - Plainfield- SR 267 TIF	0	53,578	0	0	53,578	959,677	5.6%
TIF - Plainfield- Six Points TIF	0	443	0	0	443	3,084,904	0.0%
TIF - Liberty- Westpoint TIF	0	0	0	0	0	49	0.0%
TIF - Liberty- 70 West TIF	0	0	0	0	0	67,307	0.0%
TIF - Brownsburg- Wynn Farms TIF	0	722	5,870	0	6,592	94,267	7.0%
TIF - Brownsburg TIF	0	30,578	23,779	0	54,357	450,609	12.1%
TIF - Pittsboro TIF	0	0	0	0	0	1,431,559	0.0%
TIF - Washington- All Points TIF	0	0	0	0	0	0	
TIF - Brownsburg-Brown Expand TIF	0	0	46,734	0	46,734	744,258	6.3%
TIF - Brownsburg- Brown TIF	0	50,432	92,413	0	142,845	1,606,121	8.9%
TIF - Plainfield- Wash- All Pts TIF	120	19,158	43,995	0	63,273	742,510	8.5%
TIF - Avon TIF	0	0	41,378	0	41,378	1,726,647	2.4%
TIF - Avon # 3 TIF	0	0	9,302	0	9,302	387,418	2.4%
TIF - Avon # 4 TIF	0	0	10,028	0	10,028	417,665	2.4%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.